

- 1) The Van Meter City Council met for a regular council meeting on Monday, March 11, 2013 at City Hall. Mayor Allan Adams called the meeting to order at 7:00PM. The following council members were present upon roll call: Richard Booge, Kim Sacker, Bob Lacy, Becca Wiederholt, and Adam Coyle.

Also present were, Barb Sandusky, Gerald Graves, Police Reserve Nominee Richard Farrell, City Engineer Bob Veenstra, City Attorney Erik Fisk, Police Chief Bill Daggett and City Administrator Jake Anderson.

- 2) Mayor Adams asked for a motion to approve the agenda. Motioned by Lacy supported by Coyle. Passed unanimously.
- 3) Introductions were made.
- 4) Mayor Adams opened the citizens hearing. Hearing no public comment Mayor Adams closed the public hearing.
- 5) Mayor Adams reviewed the consent agenda, and asked for discussion. City Administrator Jake Anderson noted amendments to the claims list. Mayor Adams asked for a motion to adopt, "A Resolution Adopting the Revised Consent Agenda." which included the following:

- a. Minutes of February 11, February 22 and February 26, 2013 council meetings
- b. February Claims list

|                             |             |
|-----------------------------|-------------|
| AD DISTRIBUTING CO          | \$110.25    |
| AD DISTRIBUTING CO          | \$ 110.25   |
| ACCO                        | \$ 312.00   |
| TYCO INTERGRATED SECURITY   | \$ 13.44    |
| AG SOURCE LABORATORIES      | \$ 48.00    |
| ALL AMERICAN TURF BEAUTY    | \$ 914.43   |
| BOB BROWN CHEVROLET         | \$ 47.02    |
| BUTCH'S                     | \$ 30.00    |
| CASEY'S GENERAL STORE       | \$ 1,164.04 |
| CENTURY LINK                | \$ 325.07   |
| CITY OF DES MOINES          | \$ 250.00   |
| CITY OF DESOTO              | \$ 3,600.00 |
| CREATIVE PRODUCT SOURCE INC | \$ 283.14   |
| CULLIGAN                    | \$ 42.35    |
| DALLAS CO RECORDER          | \$ 110.00   |
| DALLAS COUNTY NEWS          | \$ 313.67   |
| DELTA DENTAL                | \$ 276.65   |
| EDDY WALKER                 | \$ 1,858.59 |
| EFTPS                       | \$ 2,338.60 |
| HACH                        | \$ 247.18   |
| HEARTLAND COOP              | \$ 357.81   |
| IA ASSOC OF MUNICIPAL UT    | \$ 459.55   |
| IOWA DNR                    | \$ 20.00    |
| IPERS                       | \$ 1,491.78 |
| JAMIE CLARK                 | \$ 2,200.00 |
| LOWE'S                      | \$ 37.43    |

|                             |              |
|-----------------------------|--------------|
| MAFFIN OUTDOOR POWER & AUTO | \$ 461.56    |
| MATHESON TRI GAS INC        | \$ 30.76     |
| MIDAMERICAN ENERGY          | \$ 2,460.90  |
| MODERN MARKETING            | \$ 220.96    |
| MUNICIPAL SUPPLY INC        | \$ 208.50    |
| NORTHERN TOOL & EQUIPMENT   | \$ 57.33     |
| OFFICE DEPOT                | \$ 338.49    |
| OGDEN PUBLICATIONS          | \$ 16.95     |
| OLYMPIA BOOK CORP           | \$ 200.00    |
| SQUARE, INC                 | \$ 6.95      |
| STAR EQUIPMENT LTD          | \$ 461.15    |
| THE HARTFORD                | \$ 173.85    |
| TREAS - STATE OF IOWA W/H   | \$ 486.00    |
| TRUCK EQUIPMENT INC         | \$ 191.70    |
| US POSTMASTER               | \$ 313.20    |
| UTILITY EQUIPMENT CO        | \$ 700.00    |
| VEENSTRA & KIMM INC         | \$ 5,875.88  |
| VERIZON WIRELESS            | \$ 313.39    |
| VM REC FOUNDATION           | \$ 8,707.43  |
| WASTE CONNECTIONS           | \$ 5,712.95  |
| WELLMARK                    | \$ 2,714.49  |
| WELLS FARGO CC              | \$ 6,755.59  |
| *****REPORT TOTAL*****      | \$ 53,259.03 |

c. February Financial Statement

| FUND                         | RECIEPTS     | DISBURSMENTS |
|------------------------------|--------------|--------------|
| 001 GENERAL                  | \$ 13,299.50 | \$ 28,748.86 |
| 051 LIBRARY TECHNOLOGY FUND  | \$ 0.01      | \$ 839.94    |
| 058 FARMERS MARKET           | \$ 2,292.41  | \$ -         |
| 110 ROAD USE TAX             | \$ 8,474.08  | \$ 5,237.51  |
| 112 EMPLOYEE BENEFITS        | \$ 295.70    | \$ 3,311.55  |
| 119 EMERGENCY FUND           | \$ 25.77     | \$ -         |
| 121 LOCAL OPTION SALES TAX   | \$ 8,707.43  | \$ 8,707.43  |
| 125 TIF-CR ESTATE            | \$ 1,471.77  | \$ -         |
| 180 PARK/REC TRUST FUND      | \$ 1,000.15  | \$ -         |
| 182 LIBRARY TRUST FUND       | \$ 1,000.18  | \$ -         |
| 183 VM COMMUNITY BETTERMENT  | \$ 380.00    | \$ 50.00     |
| 200 DEBT SERVICE             | \$ 391.06    | \$ -         |
| 300 SIDEWALK CAPITAL PROJECT | \$ -         | \$ 5,385.00  |
| 600 WATER                    | \$ 11,918.07 | \$ 9,565.50  |
| 610 SEWER                    | \$ 10,883.27 | \$ 6,729.65  |
| *****REPORT TOTAL*****       | \$ 60,139.40 | \$ 68,575.44 |

- d. Approve an Agreement for Professional Services with Veenstra and Kimm for the engineering work related to extending Main Street and Winston Circle.
- e. Approve an Agreement for Professional Services with Piper Jaffray for the issuance of general obligation bonds.

- f. Acknowledge the receipt of disclosure information from Piper Jaffray for the issuance of general obligation bonds.
- g. Approve an Agreement for Professional Services with Allender Butzke for the Phase I Environmental Assessment work related to the Site Certification project.
- h. Approve an Agreement for Professional Services with Allender Butzke for geotechnical exploration work related to the Site Certification project.
- i. Approve an Agreement for Professional Services with Griggs Environmental Strategies LLC (GES) for Wetland Delineation and Protected Species Inventory from work related to the Site Certification project.
- j. Approve and Adopt Reserve Police Department Policies
- k. Approve the appointment of Nicholas Campbell as a Reserve Police Officer.
- l. Approve the appointment of Richard Farrell as a Reserve Police Officer.

Lacy moved supported by Coyle to adopt and approve Resolution #2013-10, "A Resolution Adopting the Revised Consent Agenda." On roll call the votes were as follows: Lacy – YES; Booge – YES; Sacker – YES; Wiederholt – YES; Coyle – YES; Motion passed and adopted.

- 6) Mayor Adams asked City Administrator Jake Anderson to briefly discuss the proposed budget for Fiscal Year ending June 30, 2014. Anderson noted that the presented budget was exactly the same as presented to the City Council in a work session. Mayor Adams opened the public hearing on the proposed budget. Hearing no public comment and having received none in writing Mayor Adams closed the public hearing and asked for a motion to adopt. Lacy moved to adopt the budget as presented. Hearing no support the motion failed.

Councilman Coyle moved supported by Wiederholt to make a revision to the presented budget in the public safety function increasing the fire budget by \$10,600 and the EMS budget by \$1,055 and decreasing the Emergency Management Budget by \$11,655 so as to not increase the total budgeted public safety expenditures for FYE14. On roll call the votes were as follows: Lacy – No; Booge – YES; Sacker – YES; Wiederholt – YES; Coyle – YES. Motion passed.

Mayor Adams asked for a motion to adopt Resolution #2013-11 "A resolution approving and adopting the revised Budget for FYE 2014." Lacy moved supported by Coyle. Passed unanimously.

- 7) Mayor Adams asked City Engineer Bob Veenstra for a presentation on the proposed future Land Use Plan forwarded from Planning and Zoning with a recommendation for approval. Veenstra explained the process the P&Z Commission went through and noted some highlights of the plan primarily the extension north of the river to I80 and the plan's contemplation of light industrial to the southeast of town. Mayor Adams opened the public hearing on the proposed resolution adopting the future land use plan. Barb Sandusky and Gerald Graves voiced concerns and opposition to the proposal. Hearing no further public comment and having received none in writing Mayor Adams closed the public hearing and asked for a motion to approve Resolution #2013-12, "A resolution approving and adopting the future land use plan." Moved by Lacy supported by Coyle. Passed unanimously.
- 8) Mayor Adams asked City Engineer Bob Veenstra for an outline of the proposed ordinance amending the Code of Ordinances establishing a Business Park zoning district forwarded from the Planning and Zoning Commission with a recommendation for approval. Veenstra explained that the Commission had reviewed the proposed language and suggested some revisions prior to making a recommendation and that the proposed ordinance was consistent with the city's future land use plan and site certification project.

Mayor Adams opened the public hearing on the first reading of a proposed ordinance creating a Business Park Zoning District. Barb Sandusky and Gerald Graves voiced concerns with the proposal. Hearing no further public comment and having received none in writing Mayor Adams closed the public hearing and asked for a motion to approve the first reading of an ordinance amending the Code of Ordinances establishing a Business Park zoning District. Moved by Lacy supported by Wiederholt. Passed unanimously.

Mayor Adams entertained a motion to waive the second reading of the proposed ordinance. Lacy moved supported by Sacker to waive the second reading of the proposed ordinance. Passed unanimously.

Mayor Adams entertained a motion to waive the third reading of the proposed ordinance. Lacy moved supported by Coyle to waive the third reading of the proposed ordinance. Passed unanimously.

Mayor Adams asked for a motion to approve and adopt Ordinance 231 an ordinance amending the Code of Ordinances by establishing a Business Park Zoning District (BP-1). Lacy moved supported by Coyle. Passed unanimously.

- 9) Mayor Adams asked City Engineer Bob Veenstra for an explanation of the proposed ordinance to rezone all the property within the City limits east of R16 and south of F90 from Agricultural (A) to Business Park (BP-1). Veenstra explained that in conjunction with the future land use planning and ordinance language that the Planning and Zoning Commission had also recommend the City Council rezone all the property within the City Limits east of R16 and south of F90. At a special City Council meeting on February 22, 2013 the City Council agreed with the Planning and Zoning Commission and initiated the rezoning process and set the date for the public hearing on the rezoning.

Mayor Adams opened the public hearing on the first reading of the proposed ordinance rezoning all the property within the City limits east of R16 and south of F90. Barb Sandusky and Gerald Graves voiced concerns and opposition. Gerald Graves further encouraged the City Council to not waive readings two and three of the proposed ordinance. Hearing no further public comment and having received none in writing Mayor Adams closed the public hearing and asked for a motion to approve the first reading of an ordinance amending the Code of Ordinances by rezoning all the property within the City limits east of R16 and south of F90. Moved by Lacy supported by Wiederholt. Passed unanimously.

Mayor Adams entertained a motion to waive the second reading of the proposed ordinance. Lacy moved supported by Coyle to waive the second reading of the proposed ordinance. Passed unanimously.

Mayor Adams entertained a motion to waive the third reading of the proposed ordinance. Lacy moved supported by Coyle to waive the third reading of the proposed ordinance. Passed unanimously.

Mayor Adams asked for a motion to approve and adopt Ordinance 232 an ordinance amending the Code of Ordinances by rezoning all the property within City limits east of R16 and south of F90 from Agricultural (A) to Business Park (BP-1). Lacy moved supported by Coyle. Passed unanimously.

- 10) Mayor Adams asked City Administrator Jake Anderson for an explanation of the proposed ordinance to allow the City Council to the exercise the necessary discretion to waive Water Connection Fees (Chapter 90) and Sewer Connection Fees (Chapters 96 and 100). Anderson noted that in calendar year 2012 the City issued zero building permits for new residential construction despite the availability of more than 100 affordable lots already improved and properly zoned for new residential construction. In an effort to improve upon zero the developer had met with the Economic Development Committee and the committee is recommending that building permit fees, water connection fees and sewer connection fees be waived for the first five permits issued between April 1, 2013 and June 30, 2013. However the City Council would first need to grant itself the ability to exercise discretion to waive water and sewer connection fees.

Mayor Adams opened the public hearing on the first reading of the proposed ordinance granting the City Council the discretion necessary to waive water and sewer connection fees. Hearing no public comment and having received none in writing Mayor Adams closed the public hearing and asked for a motion to approve the first reading of an ordinance amending the Code of Ordinances by granting the City Council the discretion necessary to waive water and sewer connection fees. Moved by Lacy supported by Sacker. Passed unanimously.

Mayor Adams entertained a motion to waive the second reading of the proposed ordinance. Lacy moved supported by Wiederholt to waive the second reading of the proposed ordinance. Passed unanimously.

Mayor Adams entertained a motion to waive the third reading of the proposed ordinance. Lacy moved supported by Wiederholt to waive the third reading of the proposed ordinance. Passed unanimously.

Mayor Adams asked for a motion to approve and adopt Ordinance 233 an ordinance amending the Code of Ordinances by granting the City Council the necessary discretion to waive Water Connection Fees (Chapter 90) and Sewer Connection Charges (Chapters 96 and 100). Lacy moved supported by Coyle. Passed unanimously.

- 11) Mayor Adams asked City Adminsitator Jake Anderson for an explaion of the proposed resolution waiving building permit fees, water connection fees and sewer connection charges. Anderson noted that the resolution would serve as the even-handed policy for administering the fee waiver and pointed out that the resolution was calling for the waiver of only the first five (5) permits for new residential construction issued anywhere in the City between the dates of April 1, 2013 and June 30, 2013. Mayor Adams entertained a motion to approve and adopt the Resolution #2013-13 "A Resolution Waiving Building Permit Fees, Water Connection Fees, and Sewer Connection Charges for the first five permits issued for new residential construction between April 1, 2013 and June 30, 2013." Moved by Lacy supported by Coyle. Passed unanimously.

12) Reports –

The Council generally requested an agenda item to further discuss and direct staff on the issue of cleaning up the compensation of the City's elected officials.

Councilmember Sacker reported on having attended the Dallas County Foundation Grant writing seminar.

Mayor Adams reported that he was interviewed about RAGBRAI coming through town.

City Administrator Jake Anderson reported that he needed the Councilmembers to be available to meet with the City's Financial Advisor and Bond Counsel on an individual basis.

- 13) Having no other business Mayor Adams asked for a motion to adjourn. Moved by Lacy supported by Coyle. Passed unanimously.

\_\_\_\_\_ Allan B. Adams, Mayor

ATTEST

\_\_\_\_\_ Liz Thompson, City Clerk